

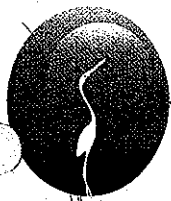
APPENDIX E

VERIDIAN ENVIRONMENTAL DATA VALIDATION REPORTS

- E.1 FIRST QUARTER 2008-2009 VAPOR VALIDATION REPORTS
- E.2 SECOND QUARTER 2008-2009 VAPOR VALIDATION REPORTS
- E.3 SECOND QUARTER 2008-2009 GROUND WATER VALIDATION
REPORTS

APPENDIX E.1

FIRST QUARTER 2008-2009 VAPOR VALIDATION REPORTS



"Truth through Science"

Veridian
Environmental, Inc

June 4, 2009

Mr. Anand Helekar, PE
TRC Solutions, Inc.
21 Technology Drive
Irvine, California 92618

Dear Mr. Helekar:

Enclosed is the quality assurance review of the organic data for samples collected between December 5, 2008 and January 26, 2009, as part of the Waste Disposal, Incorporated Superfund Site in Santa Fe Springs, California. This report includes samples from sample delivery groups (SDGs) P0804146, P0804213, P0804218, P0804221, P0804306, P0804307, ~~P0804308~~ P0804309, P0804350, P0804373, P0900019, P0900147, P0900171, P0900217, and P0900294.

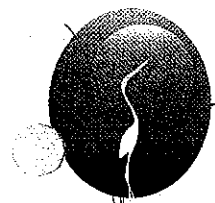
Overall, the data quality appears to be good based on the data reviewed. As requested, a Level III validation was performed on ten percent (10%) of the vapor monitoring well samples (**WDI-VW31D-12-11-08, WDI-VW31S-12-11-08, WDI-VW31S-DA-12-11-08, WDI-VW-29S-12-11-08, WDI-VW29I-12-11-08, WDI-VW29D-12-11-08, and Trip Blank**) and for ten percent (10%) in-business air monitoring samples (**WDI-IBM49-12-13-08, WDI-IBM28-12-13-08, and WDI-IBM28-D-12-13-08**). No data were rejected; however, portions of the data were qualified due to matrix inference issues.

If you have any questions or comments, please feel free to call me.

Sincerely,

William G. Kay, M.S.
Director of Chemistry

Enc.



"Truth through Science"

Veridian
Environmental, Inc

**QUALITY ASSURANCE REVIEW OF
THE SAMPLES COLLECTED FOR THE
WASTE DISPOSAL INCORPORATED SUPERFUND SITE
SANTA FE SPRINGS, CALIFORNIA**

SDGs

**P0804146, P0804213, P0804218, P0804221, P0804306, P0804307,
P0804308 P0804309, P0804350, P0804373, P0900019, P0900147,
P0900171, P0900217, and P0900294**

June 4, 2009

Prepared for:

TRC Solutions, Inc.
21 Technology Drive
Irvine, CA 92618

Prepared by:

VERIDIAN ENVIRONMENTAL, INC.
1111 Kennedy Place
Suite 2
Davis, CA 95616

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(Data included for completeness only; no samples were reviewed in this SDG.)
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(Data included for completeness only; no samples were reviewed in this SDG.)
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(Data included for completeness only; no samples were reviewed in this SDG.)
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(Data included for completeness only; no samples were reviewed in this SDG.)
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(Data included for completeness only; no samples were reviewed in this SDG.)
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(Data included for completeness only; no samples were reviewed in this SDG.)
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(Data included for completeness only; no samples were reviewed in this SDG.)
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(Data included for completeness only; no samples were reviewed in this SDG.)

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(Data included for completeness only; no samples were reviewed in this SDG.)
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(Data included for completeness only; no samples were reviewed in this SDG.)

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Introduction

This quality assurance review is based upon an examination of the data generated from the analyses of vapor samples collected between December 5, 2008 and January 26, 2009, as part of the Waste Disposal Incorporated Superfund Site in Santa Fe Springs, California. The samples included in this quality assurance review are presented on Table 1.

This review has been performed with guidance from the "National Functional Guidelines for Organic Data Review" (U.S. EPA, October 1999), the Region 9 Data Quality Indicator Tables for EPA Method TO-15 (U.S. EPA, January 1999), and the Quality Assurance Project Plan for the Waste Disposal, Inc. Superfund Site, Santa Fe Springs, California (TRC, revised September 2006).

The reported analytical results are presented on the laboratory Results of Analysis forms included in Section B, "Analytical Results." Data were examined to determine the usability of the analytical results and compliance relative to requirements specified by EPA methodology. In addition, the deliverables, which were prepared in a Contract Laboratory Program-like format, were evaluated. Qualifier codes have been manually placed next to results on the analysis reports, where necessary, so that the data user can quickly assess the qualitative and/or quantitative reliability of any result based on the criteria evaluated. Details of this QA review are presented in the narrative section of this report.

This critical QA review identifies data quality issues for specific samples and specific evaluation criteria. The data qualifications allow the data end-user to best understand the usability of the analytical results. Data that have not been qualified in this report should be considered valid based on the QC criteria that have been applied.

TABLE 1**SAMPLES INCLUDED IN THIS QUALITY ASSURANCE REVIEW**

TRC Sample Identification		Laboratory Sample Number	SDG	Date Sampled	Parameter(s) Examined
In-Business Monitoring Samples					
1	WDI-IBM-03-12-5-08	P0804146-001	P0804146	12/05/2008	CH, TO, TO*
2	WDI-IBM-32-12-5-08	P0804146-002	P0804146	12/05/2008	CH, TO, TO*
3	WDI-IBM-22-12-5-08	P0804146-003	P0804146	12/05/2008	CH, TO, TO*
4	WDI-IBM-50-12-6-08	P0804146-004	P0804146	12/06/2008	CH, TO, TO*
5	WDI-IBM-50D-12-6-08	P0804146-005	P0804146	12/06/2008	CH, TO, TO*
6	WDI-IBM-03D-12-5-08	P0804146-006	P0804146	12/05/2008	CH, TO, TO*
7	WDI-IBM-03B-12-5-08	P0804146-007	P0804146	12/05/2008	CH, TO, TO*
8	WDI-IBM-37-12-11-08	P0804213-001	P0804213	12/11/2008	CH, TO, TO*
9	WDI-IBM-37-12-11-08TG (Field Duplicate of WDI-IBM-37-12-11-08)	P0804213-002	P0804213	12/11/2008	CH, TO, TO*
10	WDI-IBM-24B-TG-12-12-08 (Field Duplicate of WDI-IBM-24B-12-12-08)	P0804306-001	P0804306	12/12/2008	CH, TO, TO*
11	WDI-IBM-24B-12-12-08	P0804306-002	P0804306	12/12/2008	CH, TO, TO*
12	WDI-IBM49-12-13-08	P0804309-001	P0804309	12/13/2008	CH, TO, TO*
13	WDI-IBM28-12-13-08	P0804309-002	P0804309	12/13/2008	CH, TO, TO*
14	WDI-IBM28-D-12-13-08	P0804309-003	P0804309	12/13/2008	CH, TO, TO*
15	WDI-IBM-41-12-22-08	P0804350-001	P0804350	12/22/2008	CH, TO, TO*
16	WDI-IBM-41-12-22-08-TG (Field Duplicate of WDI-IBM-41-12-22-08)	P0804350-002	P0804350	12/22/2008	CH, TO, TO*
17	WDI-IBM-24AMB-12-22-08 (Ambient Blank)	P0804350-003	P0804350	12/22/2008	CH, TO, TO*
18	WDI-IBM-21-1-26-09	P0900294-001	P0900294	1/26/2009	CH, TO, TO*

TABLE 1 (Cont.)

TRC Sample Identification		Laboratory Sample Number	SDG	Date Sampled	Parameter(s) Examined
Vapor Well Samples					
1	WDI-VW42S-12-12-08	P0804218-001	P0804218	12/12/2008	CH, FG, TO
2	WDI-VW42D-12-12-08	P0804218-002	P0804218	12/12/2008	CH, FG, TO
3	WDI-VW42D-DPL-12-12-08 (Field Duplicate of WDI-VW42D-12-12-08)	P0804218-003	P0804218	12/12/2008	CH, FG, TO
4	WDI-VW31D-12-11-08	P0804221-001	P0804221	12/11/2008	CH, FG, TO
5	WDI-VW31S-12-11-08	P0804221-002	P0804221	12/11/2008	CH, FG, TO
6	WDI-VW31S-DA-12-11-08 (Field Duplicate of WDI-VW31S-12-11-08)	P0804221-003	P0804221	12/11/2008	CH, FG, TO
7	WDI-VW-29S-12-11-08	P0804221-004	P0804221	12/11/2008	CH, FG, TO
8	WDI-VW29I-12-11-08	P0804221-005	P0804221	12/11/2008	CH, FG, TO
9	WDI-VW29D-12-11-08	P0804221-006	P0804221	12/11/2008	CH, FG, TO
10	Trip Blank (Trip Blank)	P0804221-007	P0804221	12/11/2008	CH, FG, TO
11	WDI-VW56D-12-18-08	P0804307-001	P0804307	12/18/2008	CH, FG, TO
12	WDI-VW56D-12-18-08 (DH) (Field Duplicate of WDI-VW56D-12-18-08)	P0804307-002	P0804307	12/18/2008	CH, FG, TO
13	WDI-VW56I-12-18-08	P0804307-003	P0804307	12/18/2008	CH, FG, TO
14	WDI-VW56S-12-18-08	P0804307-004	P0804307	12/18/2008	CH, FG, TO
15	WDI-VW55S-12-18-08	P0804307-005	P0804307	12/18/2008	CH, FG, TO
16	WDI-VW55I-12-18-08	P0804307-006	P0804307	12/18/2008	CH, FG, TO
17	WDI-VW55D-12-18-08	P0804307-007	P0804307	12/18/2008	CH, FG, TO
18	WDI-VW38D-12-13-08	P0804308-001	P0804308	12/13/2008	CH, FG, TO
19	WDI-VW38DAC-12-13-08 (Field Duplicate of WDI-VW38D-12-13-08)	P0804308-002	P0804308	12/13/2008	CH, FG, TO
20	WDI-VW38S-12-13-08	P0804308-003	P0804308	12/13/2008	CH, FG, TO
21	WDI-VW39S-12-13-08	P0804308-004	P0804308	12/13/2008	CH, FG, TO
22	WDI-VW39D-12-13-08	P0804308-005	P0804308	12/13/2008	CH, FG, TO

TABLE 1 (Cont.)

	TRC Sample Identification	Laboratory Sample Number	SDG	Date Sampled	Parameter(s) Examined
23	WDI-VW46S-12-14-08	P0804308-006	P0804308	12/14/2008	CH, FG, TO
24	WDI-VW46SAC-12-14-08 (Field Duplicate of WDI-VW46S-12-14-08)	P0804308-007	P0804308	12/14/2008	CH, FG, TO
25	WDI-VW46I-12-14-08	P0804308-008	P0804308	12/14/2008	CH, FG, TO
26	WDI-VW46D-12-14-08	P0804308-009	P0804308	12/14/2008	CH, FG, TO
27	WDI-VW25D-12-14-08	P0804308-010	P0804308	12/14/2008	CH, FG, TO
28	WDI-VW58S-12-29-08	P0804373-001	P0804373	12/29/2008	CH, FG, TO
29	WDI-VW58SAC-12-29-08 (Field Duplicate of WDI-VW58S-12-29-08)	P0804373-002	P0804373	12/29/2008	CH, FG, TO
30	WDI-VW58I-12-29-08	P0804373-003	P0804373	12/29/2008	CH, FG, TO
31	WDI-VW58D-12-29-08	P0804373-004	P0804373	12/29/2008	CH, FG, TO
32	WDI-VW34S-12-29-08	P0804373-005	P0804373	12/29/2008	CH, FG, TO
33	WDI-VW34I-12-29-08	P0804373-006	P0804373	12/29/2008	CH, FG, TO
34	WDI-VW34D-12-29-08	P0804373-007	P0804373	12/29/2008	CH, FG, TO
35	WDI-VW35S-12-29-08	P0804373-008	P0804373	12/29/2008	CH, FG, TO
36	WDI-VW35D-12-29-08	P0804373-009	P0804373	12/29/2008	CH, FG, TO
37	WDI-VW37S-1-5-09	P0900019-001	P0900019	01/05/2009	CH, FG, TO
38	WDI-VW37D-1-5-09	P0900019-002	P0900019	01/05/2009	CH, FG, TO
39	WDI-VW37DAC-1-5-09 (Field Duplicate of WDI-VW37D-1-5-09)	P0900019-003	P0900019	01/05/2009	CH, FG, TO
40	WDI-VW49S-1-5-09	P0900019-004	P0900019	01/05/2009	CH, FG, TO
41	WDI-VW49I-1-5-09	P0900019-005	P0900019	01/05/2009	CH, FG, TO
42	WDI-VW49D-1-5-09	P0900019-006	P0900019	01/05/2009	CH, FG, TO
43	WDI-VW41S-1-12-09-DUP (Field Duplicate of WDI-VW41S-1-12-09)	P0900147-001	P0900147	01/12/2009	CH, FG, TO
44	WDI-VW41S-1-12-09	P0900147-002	P0900147	01/12/2009	CH, FG, TO
45	WDI-VW41D-1-12-09	P0900147-003	P0900147	01/12/2009	CH, FG, TO
46	WDI-VW51S-1-13-09	P0900147-004	P0900147	01/13/2009	CH, FG, TO

TABLE 1 (Cont.)

	TRC Sample Identification	Laboratory Sample Number	SDG	Date Sampled	Parameter(s) Examined
47	WDI-VW51I-1-13-09-DUP (Field Duplicate of WDI-VW51I-1-13-09)	P0900147-005	P0900147	01/13/2009	CH, FG, TO
48	WDI-VW51I-1-13-09	P0900147-006	P0900147	01/13/2009	CH, FG, TO
49	WDI-VW51D-1-13-09	P0900147-007	P0900147	01/13/2009	CH, FG, TO
50	WDI-VW30S-1-13-09	P0900147-008	P0900147	01/13/2009	CH, FG, TO
51	WDI-VW30I-1-13-09	P0900147-009	P0900147	01/13/2009	CH, FG, TO
52	WDI-VW30D-1-13-09	P0900147-010	P0900147	01/13/2009	CH, FG, TO
53	WDI-VW36S-1-14-09	P0900171-001	P0900171	01/14/2009	CH, FG, TO
54	WDI-VW36D-1-14-09-DUP (Field Duplicate of WDI-VW36D-1-14-09)	P0900171-002	P0900171	01/14/2009	CH, FG, TO
55	WDI-VW36D-1-14-09	P0900171-003	P0900171	01/14/2009	CH, FG, TO
56	WDI-VW61S-1-14-09	P0900171-004	P0900171	01/14/2009	CH, FG, TO
57	WDI-VW61I-1-14-09	P0900171-005	P0900171	01/14/2009	CH, FG, TO
58	WDI-VW61D-1-14-09	P0900171-006	P0900171	01/14/2009	CH, FG, TO
59	Trip Blank (Trip Blank)	P0900171-007	P0900171	01/14/2009	CH, FG, TO
60	WDI-VW62S 1-20-09	P0900217-001	P0900217	01/20/2009	CH, FG, TO
61	WDI-VW62I 1-20-09	P0900217-002	P0900217	01/20/2009	CH, FG, TO
62	WDI-VW62D 1-20-09 DUP (Field Duplicate of WDI-VW62D 1-20-09)	P0900217-003	P0900217	01/20/2009	CH, FG, TO
63	WDI-VW62D 1-20-09	P0900217-004	P0900217	01/20/2009	CH, FG, TO
64	WDI-VW62 Ambient (Ambient Blank)	P0900217-005	P0900217	01/20/2009	CH, FG, TO
65	Trip Blank 1-20-09 (Trip Blank)	P0900217-006	P0900217	01/20/2009	CH, FG, TO

Notes:

- CH - Methane and/or Total Gaseous Non-Methane Organics (as Methane) by U.S. EPA (EPA) Method 25C Modified.
- FG - Fixed Gases by EPA Method 3C Modified.
- TO - Volatile Organic Compounds by EPA Method TO-15 Modified.
- TO* - Vinyl Chloride and 1,2-Dibromoethane by EPA Method TO-15 SIM.
- Bold** - Samples in **bold** were reviewed.

SECTION A QUALITY ASSURANCE REVIEW

1. Organic Data

The organic analyses of 83 air samples (including Field QC samples) were performed by Columbia Analytical Services, Inc., located in Simi Valley, California. The vapor samples were collectively analyzed for volatile organics by EPA Method TO-15 Modified, for vinyl chloride and 1,2-dibromoethane by EPA Method TO-15 SIM, for methane and total gaseous non-methane organics by EPA Method 25C Modified, and for fixed gases by EPA Method 3C Modified. The parameters for the analyses are specified in Table 1.

The findings offered in this report are based on a comprehensive review of the Level III deliverables for ten percent (10%) of the vapor monitoring well samples (VW) and the associated field QC samples and for ten percent (10%) of the in-business air monitoring samples (IBM) and the associated field QC samples. The vapor well samples validated were **WDI-VW31D-12-11-08**, **WDI-VW31S-12-11-08**, **WDI-VW31S-DA-12-11-08**, **WDI-VW-29S-12-11-08**, **WDI-VW29I-12-11-08**, **WDI-VW29D-12-11-08**, and **Trip Blank**; the in-business air monitoring samples validated were **WDI-IBM49-12-13-08**, **WDI-IBM28-12-13-08**, and **WDI-IBM28-D-12-13-08**. The areas examined for the Level III review included an examination of calibrations; retention time windows and shifts; internal standard area counts; analytical sequence; and instrument sensitivity. Those samples validated exhibited the following exceptions. Data usability is addressed subsequently.

Comments

1. Based on the Case Narratives, Sample Acceptance Check Forms, and Chain-of-Custody Records (COC), custody seals were not present on either the shipping containers or the sample bottles for all validated samples.
2. According to the laboratory, the following results may be biased high due to matrix interferences (coeluting non-target compound).

<u>Method</u>	<u>SDG</u>	<u>Analyte</u>	<u>Samples with Biased Results</u>
TO-15	P0804221	Acetone	WDI-VW31S-12-11-08
TO-15	P0804221	Acetone	WDI-VW31S-DA-12-11-08
TO-15	P0804221	Acetone	WDI-VW29S-12-11-08
TO-15	P0804309	Acetone	WDI-IBM28-12-13-08

3. During the review process of SDGs P0804221 and P0804309, the following issues were raised with the deliverables received.

According to TRC, the sample identified as WDI-VW31D-DA-12-11-08 (P0804221-3) is actually WDI-VW31S-DA-12-11-08. Upon request, the laboratory revised the data package to reflect this change.

A trip blank was submitted as part of SDG P0804221; however, the associated Sample Acceptance Check Form indicates that a trip blank was not received. Upon request, the laboratory revised the form accordingly.

In the Method 25C fraction of SDG P0804221, the sample run log indicates that two laboratory duplicates were performed. The laboratory duplicate that was performed on sample P0804221-001 was reported. However, the laboratory duplicate that was performed on sample P0804221-002 was not reported. Upon request, the laboratory provided the raw data for the laboratory duplicate that was performed on sample P0804221-002. Acceptable precision was demonstrated by both laboratory duplicate pairs.

In SDG P0804309, the date and time of sample relinquishment on the chain of custody (12/14/08 at 12:00) does not match the date and time of sample receipt (12/22/08 at 09:45).

For the balance of the SDGs, a review of the COCs and data packages raised the following issues:

In SDG P0804306, sample P0804306-001 and P0804306-002 are listed identically on the COC as WDI-IBM-24B-12-12-08. However, throughout the data package, sample -001 is designated as WDI-IBM-24B-TG-12-12-08 and sample -002 is designated as WDI-IBM-24B-12-12-08. Upon request, the laboratory provided the necessary documentation for the change.

In SDG P0804306, sample -003 is not listed on the COC or the run logs but is listed as a sample received on the Sample Acceptance Check Form. Upon request, the laboratory provided a revised Sample Acceptance Check Form indicating that one canister was not used in the field and returned as part of the sample shipment.

In SDG P0804307, sample -001 and -002 are listed identically on the COC as WDI-VW56D-12-18-08 but on the Form 1s, sample -001 is WDI-VW56D-12-18-08 and sample -002 is WDI-VW56D-12-18-08 (DH). Upon request, the laboratory provided the necessary documentation for the change.

In SDG P0804307, sample P0804307-007 (WDI-VW55D-12-18-08) is not listed on the COC but is reported on the Sample Acceptance Check Form. Although the extra sample was noted on the Sample Acceptance Check Form, documentation

indicating the correct client sample was not provided elsewhere within the data package. Upon request, the laboratory provided the necessary documentation.

Although there are two samples listed on the COC in SDG P0900294, the analyses for sample P0900294-002 (WDI-IBM21 DUP 1-26-09) were canceled by the client as noted in the case narrative.

In SDGs P0900019 and P0900294, the question regarding the Trip Blank is answered as "N/A". In all the other SDGs where a trip blank was not submitted, the laboratory answered this question as "No." This represents a consistency issue and no further action is warranted by the laboratory.

With regard to data usability, the only area of concern is matrix interference. Based upon a review of the data provided, the following organic chemistry data qualifier is offered. It should be noted that the following data usability issues represent an interpretation of the QC results for the project samples. Quite often, data qualifications address issues relating to problems associated with the sample matrix. Similarly, the validation guidelines routinely specify areas of the data that require qualification for which the analytical methods applied do not require corrective action by the laboratory. Accordingly, the following data usability issues should not be construed as an indication of laboratory performance.

Organic Data Qualifiers

- According to the laboratory, the following results may be biased high (J) due to matrix interferences (coeluting non-target compound).

<u>Method</u>	<u>SDG</u>	<u>Analyte</u>	<u>Sample(s) With Biased High Results (J)</u>
TO-15	P0804221	Acetone	WDI-VW31S-12-11-08 WDI-VW31S-DA-12-11-08 WDI-VW29S-12-11-08
TO-15	P0804309	Acetone	WDI-IBM28-12-13-08

2. Conclusions

Based on this QA review, a portion of the organic data required qualification due to matrix interference. To confidently use any of the analytical data within this sample set, the data user should understand the qualifications and limitations of the results. The data validation support documentation, laboratory case narratives, and project chain-of-custody records are provided in Section C. Project correspondence is provided in Section D.

Report prepared and approved by:



William G. Kay
Director of Chemistry

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(530) 758-1903

Date: June 4, 2009

ORGANIC DATA QUALIFIER

J Quantitation is approximate due to limitations identified during the quality assurance review (data validation).

APPENDIX E.2

SECOND QUARTER 2008-2009 VAPOR VALIDATION REPORTS



"Truth through Science"

Veridian
Environmental, Inc

August 10, 2009

Mr. Anand Helekar, PE
TRC Solutions, Inc.
21 Technology Drive
Irvine, California 92618

Dear Mr. Helekar:

Enclosed is the quality assurance review of the organic data for samples collected between March 19, 2009 and April 6, 2009, as part of the Waste Disposal, Incorporated Superfund Site in Santa Fe Springs, California. This report includes samples from sample delivery groups (SDGs) P0901016, P0901018, P0901154, and P0901233.

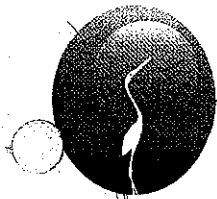
Overall, the data quality appears to be good based on the data reviewed. As requested, a Level III validation was performed on ten percent (10%) of the in-business air monitoring samples (**WDI-IBM-03-03-27-09**, **WDI-IBM-24AMB-03-27-09**, **WDI-IBM-21-03-27-09-TG**, and **WDI-IBM-21-03-27-09**). No data were rejected; portions of the data were qualified due to ambient air blank contamination and field duplicate precision.

If you have any questions or comments, please feel free to call me.

Sincerely,

William G. Kay, M.S.
Director of Chemistry

Enc.



"Truth through Science"

Veridian
Environmental, Inc

**QUALITY ASSURANCE REVIEW OF
THE SAMPLES COLLECTED FOR THE
WASTE DISPOSAL INCORPORATED SUPERFUND SITE
SANTA FE SPRINGS, CALIFORNIA**

**SDGs
P0901016, P0901018, P0901154, and P0901233**

August 10, 2009

Prepared for:

TRC Solutions, Inc.
21 Technology Drive
Irvine, CA 92618

Prepared by:

VERIDIAN ENVIRONMENTAL, INC.
1111 Kennedy Place
Suite 2
Davis, CA 95616

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 (Data included for completeness only; no samples were reviewed in this SDG.)
2. SDG P0901018
 (Data included for completeness only; no samples were reviewed in this SDG.)
3. SDG P0901154
4. SDG P0901233
 (Data included for completeness only; no samples were reviewed in this SDG.)

Section C Data Validation Support Documentation, Laboratory Case Narratives, and Project Chain-of-Custody Records

1. SDG P0901016
 (Data included for completeness only; no samples were reviewed in this SDG.)
2. SDG P0901018
 (Data included for completeness only; no samples were reviewed in this SDG.)
3. SDG P0901154
4. SDG P0901233
 (Data included for completeness only; no samples were reviewed in this SDG.)

Introduction

This quality assurance review is based upon an examination of the data generated from the analyses of vapor samples collected between March 19, 2009 and April 6, 2009, as part of the Waste Disposal, Incorporated Superfund Site in Santa Fe Springs, California. The samples included in this quality assurance review are presented on Table 1.

This review has been performed with guidance from the "National Functional Guidelines for Organic Data Review" (U.S. EPA, October 1999), the Region 9 Data Quality Indicator Tables for EPA Method TO-15 (U.S. EPA, January 1999), and the Final Quality Assurance Project Plan for the Waste Disposal, Inc. Superfund Site, Santa Fe Springs, California (TRC, revised September 2006).

The reported analytical results are presented on the laboratory Results of Analysis forms included in Section B, "Analytical Results." Data were examined to determine the usability of the analytical results and compliance relative to requirements specified by EPA methodology. In addition, the deliverables, which were prepared in a Contract Laboratory Program-like format, were evaluated. Qualifier codes have been manually placed next to results on the analysis reports, where necessary, so that the data user can quickly assess the qualitative and/or quantitative reliability of any result based on the criteria evaluated. Details of this QA review are presented in the narrative section of this report.

This critical QA review identifies data quality issues for specific samples and specific evaluation criteria. The data qualifications allow the data end-user to best understand the usability of the analytical results. Data that have not been qualified in this report should be considered valid based on the QC criteria that have been applied.

TABLE 1

SAMPLES INCLUDED IN THIS QUALITY ASSURANCE REVIEW

TRC Sample Identification		Laboratory Sample Number	SDG	Date Sampled	Parameter(s) Examined
In-Business Monitoring Samples					
1	WDI-IBM-41-03-19-09	P0901016-001	P0901016	03/19-20/2009	25C, TO, TO*
2	WDI-IBM-41-03-19-09-TG (Field Duplicate of WDI-IBM-41-03-19-09)	P0901016-002	P0901016	03/19-20/2009	25C, TO, TO*
3	WDI-IBM-22-03-21-09	P0901018-001	P0901018	03/21/2009	25C, TO, TO*
4	WDI-IBM-49-03-21-09	P0901018-002	P0901018	03/21/2009	25C, TO, TO*
5	WDI-IBM-50-03-21-09	P0901018-003	P0901018	03/21/2009	25C, TO, TO*
6	WDI-IBM-50DPL-03-21-09 (Field Duplicate of WDI-IBM-50-03-21-09)	P0901018-004	P0901018	03/21/2009	25C, TO, TO*
7	WDI-IBM-28-03-21-09	P0901018-005	P0901018	03/21/2009	25C, TO, TO*
8	WDI-IBM-32-03-20-09	P0901018-006	P0901018	03/20/2009	25C, TO, TO*
9	WDI-IBM-32DPL-03-20-09 (Field Duplicate of WDI-IBM-32-03-20-09)	P0901018-007	P0901018	03/20/2009	25C, TO, TO*
10	WDI-IBM-24B-03-20-09	P0901018-008	P0901018	03/20/2009	25C, TO, TO*
11	WDI-IBM-03-03-27-09	P0901154-001	P0901154	03/27-28/2009	25C, TO, TO*
12	WDI-IBM-24AMB-03-27-09 (Ambient Air Blank)	P0901154-002	P0901154	03/27-28/2009	25C, TO, TO*
13	WDI-IBM-21-03-27-09-TG (Field Duplicate of WDI-IBM-21-03-27-09)	P0901154-003	P0901154	03/27-28/2009	25C, TO, TO*
14	WDI-IBM-21-03-27-09	P0901154-004	P0901154	03/27-28/2009	25C, TO, TO*
15	WDI-IBM-37**	P0901233-001	P0901233	04/05-06/2009	25C, TO, TO*
16	WDI-IBM-37DPL** (Field Duplicate of WDI-IBM-37)	P0901233-002	P0901233	04/05-06/2009	25C, TO, TO*

Notes:

25C - Methane and/or Total Gaseous Non-Methane Organics (as Methane) by U.S. EPA (EPA) Method 25C Modified.

TO - Volatile Organic Compounds by EPA Method TO-15 Modified.

TO* - Vinyl Chloride and 1,2-Dibromoethane by EPA Method TO-15 SIM.

** - Sample prefix (WDI-) was not present on the associated chain-of-custody record.

Samples in **bold** were reviewed.

SECTION A QUALITY ASSURANCE REVIEW

1. Organic Data

The organic analyses of sixteen (16) indoor business monitoring samples (including Field QC samples) were performed by Columbia Analytical Services, Inc., located in Simi Valley, California. The vapor samples were collectively analyzed for volatile organics by EPA Method TO-15 Modified, for vinyl chloride and 1,2-dibromoethane by EPA Method TO-15 SIM, and for methane and total gaseous non-methane organics by EPA Method 25C Modified. The parameters for the analyses are specified in Table 1.

The findings offered in this report are based on a comprehensive review of the Level III deliverables for ten percent (10%) of the in-business air monitoring samples (IBM) and the associated field QC samples. The samples validated were **WDI-IBM-03-03-27-09**, **WDI-IBM-24AMB-03-27-09**, **WDI-IBM-21-03-27-09-TG**, and **WDI-IBM-21-03-27-09**. The areas examined for the Level III review included an examination of calibrations; retention time windows and shifts; internal standard area counts; analytical sequence; and instrument sensitivity. Those samples validated exhibited the following exceptions. Data usability is addressed subsequently.

Comments

1. Based on the Case Narratives, Sample Acceptance Check Forms, and Chain-of-Custody Records, the samples were received intact and in good condition by the laboratory.
2. The following compounds were detected in the associated ambient air blank (**WDI-IBM-24AMB-03-27-09**). All results in the associated field samples with concentrations less than 5-times the ambient air concentrations should be considered anomalous (U).

WDI-IBM-24AMB-03-27-09

<u>Method</u>	<u>SDG</u>	<u>Compound</u>	<u>Ambient Air Concentration</u>
25C	P0901154	Methane	3.3 ppmV
TO-15	P0901154	Acetone	21 µg/m ³
		Trichlorofluoromethane	1.7 µg/m ³
		2-Butanone	2.7 µg/m ³
		Benzene	1.6 µg/m ³
		Toluene	5.4 µg/m ³
		m,p-Xylenes	2.9 µg/m ³

3. The data for one field duplicate pair (**WDI-IBM-21-03-27-09**/**WDI-IBM-21-03-27-09-TG**) were reviewed. Acceptable precision and sample representativeness were

demonstrated by all reported results in this field duplicate pair except for those listed in the following table.

EPA Method TO-15			
<u>SDG</u>	<u>Compound</u>	<u>WDI-IBM-21-03-27-09</u>	<u>WDI-IBM-21-03-27-09-TG</u>
P0901154	Acetone	95 µg/m ³	68 µg/m ³
	Trichlorofluoromethane	2,800 µg/m ³	3,900 µg/m ³
	2-Butanone	18 µg/m ³	12 µg/m ³
	Benzene	41 µg/m ³	30 µg/m ³
	Toluene	230 µg/m ³	160 µg/m ³
	Ethylbenzene	30 µg/m ³	22 µg/m ³
	m,p-Xylenes	110 µg/m ³	84 µg/m ³
	o-Xylenes	41 µg/m ³	31 µg/m ³

With regard to data usability, ambient air blank contamination and field duplicate precision are the main areas of concern. Based upon a rigorous review of the data provided, the following organic chemistry data qualifiers are offered.

Organic Data Qualifiers

- Due to the trace-level presence of the following compounds in the associated ambient blank, the reported positive results for these compounds in the samples listed below may be anomalous (U). It should be noted that dilution factors and sample size were taken into consideration when evaluating blank contamination.

<u>Method</u>	<u>SDG</u>	<u>Compound</u>	<u>Sample(s) With Anomalous Results (U)</u>
25C	P0901154	Methane	WDI-IBM-03-03-27-09
			WDI-IBM-21-03-27-09
TO-15	P0901154	Acetone	WDI-IBM-21-03-27-09
			WDI-IBM-21-03-27-09-TG
		Trichlorofluoromethane	WDI-IBM-03-03-27-09
		2-Butanone	WDI-IBM-03-03-27-09
		Benzene	WDI-IBM-21-03-27-09-TG
			WDI-IBM-03-03-27-09
		Toluene	WDI-IBM-03-03-27-09
		m,p-Xylenes	None

All results > 5-times Blank Level.

In addition, methylene chloride was reported in samples **WDI-IBM-03-03-27-09** (370 $\mu\text{g}/\text{m}^3$), **WDI-IBM-21-03-27-09** (38 $\mu\text{g}/\text{m}^3$), and **WDI-IBM-21-03-27-09-TG** (30 $\mu\text{g}/\text{m}^3$). Although there is no direct reason to question the presence of methylene chloride in these samples, methylene chloride is a common contaminant. Consequently, caution should be exercised in using these results in the decision making process.

The data for one field duplicate pair (**WDI-IBM-21-03-27-09/WDI-IBM-21-03-27-09-TG**) were reviewed. The data for sample **WDI-IBM-21-03-27-09** and its field duplicate **WDI-IBM-21-03-27-09-TG** demonstrated acceptable precision and sample representativeness for all compounds except those listed below. The reported positive results for these compounds in the field duplicate pair should be considered estimated (J). Although the results for acetone and 2-butanone in this field duplicate pair did not demonstrate acceptable precision and/or sample representativeness, the results for acetone in this field duplicate pair and for 2-butanone in sample **WDI-IBM-21-03-27-09-TG** were previously qualified as anomalous (U) due to ambient blank contamination. Consequently, further qualification of the acetone and 2-butanone data was not warranted as noted below.

EPA Method TO-15

<u>SDG</u>	<u>Compound</u>	<u>WDI-IBM-21-03-27-09</u>	<u>WDI-IBM-21-03-27-09-TG</u>
P0901154	Acetone	95 $\mu\text{g}/\text{m}^3$ *	68 $\mu\text{g}/\text{m}^3$ *
	Trichlorofluoromethane	2,800 $\mu\text{g}/\text{m}^3$	3,900 $\mu\text{g}/\text{m}^3$
	2-Butanone	18 $\mu\text{g}/\text{m}^3$	12 $\mu\text{g}/\text{m}^3$ *
	Benzene	41 $\mu\text{g}/\text{m}^3$	30 $\mu\text{g}/\text{m}^3$
	Toluene	230 $\mu\text{g}/\text{m}^3$	160 $\mu\text{g}/\text{m}^3$
	Ethylbenzene	30 $\mu\text{g}/\text{m}^3$	22 $\mu\text{g}/\text{m}^3$
	m,p-Xylenes	110 $\mu\text{g}/\text{m}^3$	84 $\mu\text{g}/\text{m}^3$
	o-Xylene	41 $\mu\text{g}/\text{m}^3$	31 $\mu\text{g}/\text{m}^3$

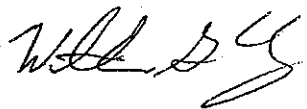
Note:

* – The results were previously qualified as anomalous (U); consequently, further qualification of the data was not warranted.

2. Conclusions

Based on this QA review, several organic results warranted qualification due to ambient air blank contamination and field duplicate precision. To confidently use any of the analytical data within this sample set, the data user should understand the qualifications and limitations of the results. The data validation support documentation, laboratory case narratives, and project chain-of-custody records are provided in Section C.

Report prepared, reviewed, and approved by:



William G. Kay
Director of Chemistry

VERIDIAN ENVIRONMENTAL, INC.
1111 Kennedy Place
Suite 2
Davis, California 95616
(530) 758-1903

Date: August 10, 2009

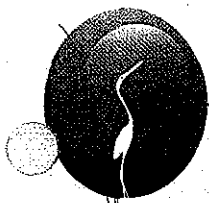
ORGANIC DATA QUALIFIER

U The compound was analyzed for and detected by the laboratory; however, this result should be considered anomalous due to associated blank contamination.

J Quantitation is approximate due to limitations identified during the quality assurance review (data validation).

APPENDIX E.3

SECOND QUARTER 2008-2009 GROUND WATER VALIDATION REPORTS



"Truth through Science"

Veridian
Environmental, Inc

July 28, 2009

Mr. Anand Helekar, PE
TRC Solutions, Inc.
21 Technology Drive
Irvine, California 92618

Dear Mr. Helekar:

Enclosed is the quality assurance review of the data for aqueous samples collected on April 1 and 2, 2009, as part of the Waste Disposal Incorporated Superfund Site in Santa Fe Springs, California. This report includes samples from Test America Report Numbers ISD0123 and ISD0256.

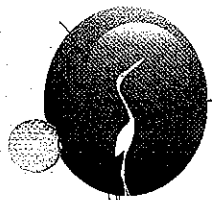
Overall, the data quality appears to be good. Per your request, the associated Field QC data and ten percent (10%) of the eighteen (18) samples submitted and analyzed were validated. The nine samples validated (GW-22, GW-11, GW-10, GW-02, GW-01, WDI-GMWFR-01, WDI-GMWFB-01, WDI-GMWTFB-01, and WDI-GMWFD-11) were chosen from Test America Report Number ISD0256. Although a portion of the data was qualified, no data were rejected.

If you have any questions or comments, please feel free to call me.

Sincerely,

William G. Kay
Director of Chemistry

Enc.



"Truth through Science"

Veridian
Environmental, Inc

**QUALITY ASSURANCE REVIEW OF
THE SAMPLES COLLECTED FOR THE
WASTE DISPOSAL INCORPORATED SUPERFUND SITE
SANTA FE SPRINGS, CALIFORNIA**

**Laboratory Report Numbers
ISD0123 and ISD0256**

July 28, 2009

Prepared for:

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Irvine, CA 92618

Prepared by:

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Section A Quality Assurance Review

1. Analytical Data
2. Conclusions

Section B Analytical Results

1. Laboratory Report ISD0123
(Data included for completeness only; no samples were reviewed from this Laboratory Report.)
2. Laboratory Report ISD0256

Section C Data Validation Support Documentation, Laboratory Case Narratives, and Project Chain-of-Custody Records

1. Laboratory Report ISD0123
(Data included for completeness only; no samples were reviewed from this Laboratory Report.)
2. Laboratory Report ISD0256

SECTION A

QUALITY ASSURANCE REVIEW

Introduction

This quality assurance review is based upon an examination of the data generated from the analyses of aqueous samples collected on April 1 and 2, 2009, as part of the Waste Disposal Incorporated Superfund Site in Santa Fe Springs, California. The samples included in this quality assurance review are presented in Table 1.

This review has been performed with guidance from the "National Functional Guidelines for Organic Data Review" (U.S. EPA, October 1999); "National Functional Guidelines for Inorganic Data Review" (U.S. EPA, October 2004); the Region 9 Data Quality Indicator Tables for EPA Methods 160.1 (U.S. EPA, November 1999), 200.7 (U.S. EPA, March 2001), 245.1 (U.S. EPA, March 2001), 300.0 (U.S. EPA, August 1993), 8260 (U.S. EPA, December 1999), and 9040 (U.S. EPA, January 2000); and the Quality Assurance Project Plan for the Waste Disposal, Inc. Superfund Site, Santa Fe Springs, California (TRC, revised September 2006).

The reported analytical results are presented on the laboratory Results of Analysis forms included in Section B, "Analytical Results." Data were examined to determine the usability of the analytical results and compliance relative to requirements specified by EPA methodology. In addition, the deliverables, which were prepared in a Contract Laboratory Program-like format, were evaluated. Qualifier codes have been manually placed next to results on the analysis reports, where necessary, so that the data user can quickly assess the qualitative and/or quantitative reliability of any result based on the criteria evaluated. Details of this QA review are presented in the narrative section of this report.

This critical QA review identifies data quality issues for specific samples and specific evaluation criteria. The data qualifications allow the data end-user to best understand the usability of the analytical results. Data that have not been qualified in this report should be considered valid based on the QC criteria that have been applied.

TABLE 1**SAMPLES INCLUDED IN THIS QUALITY ASSURANCE REVIEW**

Sample Count	TRC Sample Identification	Laboratory Sample Number	Laboratory Report	Date Sampled	Parameter(s) Examined
1	GW-32	ISD0123-01	ISD0123	04/01/09	V, SV, M, GC
2	GW-30	ISD0123-02	ISD0123	04/01/09	V, SV, M, GC
3	GW-29	ISD0123-03	ISD0123	04/01/09	V, SV, M, GC
4	GW-27	ISD0123-04	ISD0123	04/01/09	V, SV, M, GC
5	GW-26	ISD0123-05	ISD0123	04/01/09	V, SV, M, GC
6	WDI-GMWFD-30 (Field Duplicate)	ISD0123-06	ISD0123	04/01/09	V, SV, M, GC
7	WDI-GMWFR-01 (Field Rinsate)	ISD0123-07	ISD0123	04/01/09	V, SV, M, GC
8	WDI-GMWFB-01 (Field Blank)	ISD0123-08	ISD0123	04/01/09	V, SV, M, GC
9	WDI-GMWTB-01 (Trip Blank)	ISD0123-09	ISD0123	04/01/09	V
10	GW-22	ISD0256-01	ISD0256	04/02/09	V, SV, M, GC
11	GW-11	ISD0256-02	ISD0256	04/02/09	V, SV, M, GC
12	GW-10	ISD0256-03	ISD0256	04/02/09	V, SV, M, GC
13	GW-02	ISD0256-04	ISD0256	04/02/09	V, SV, M, GC
14	GW-01	ISD0256-05	ISD0256	04/02/09	V, SV, M, GC
15	WDI-GMWFR-01 (Field Rinsate)	ISD0256-06	ISD0256	04/02/09	V, SV, M, GC
16	WDI-GMWFB-01 (Field Blank)	ISD0256-07	ISD0256	04/02/09	V, SV, M, GC
17	WDI-GMWTB-01 (Trip Blank)	ISD0256-08	ISD0256	04/02/09	V

TABLE 1 (Cont.)

Sample Count	TRC Sample Identification	Laboratory Sample Number	Laboratory Report	Date Sampled	Parameter(s) Examined
18	WDL-GMWFD-11 (Field Duplicate of GW-11)	ISD0256-09	ISD0256	04/02/09	V, SV, M, GC

Notes:

- V - Volatile Organics by U.S. EPA (EPA) Method 8260B.
- SV - Semivolatile Organic Compounds by EPA Method 8270C.
- M - Dissolved Metals (Al, As, Ba, Be, Ca, Cd, Cr, Co, Fe, Hg, Mg, Mn, Na, Ni, Pb, Sb, Se, Tl, V, Zn) by EPA Methods 6010B/7470A.
- GC - Chloride and Sulfate by EPA Method 300.0, Total Dissolved Solids by EPA Method 160.1, and for pH by Standards Method SM4500-H,B.

Samples in **bold** were reviewed.

SECTION A QUALITY ASSURANCE REVIEW

1. Analytical Data

The analyses of eighteen (18) aqueous samples (including Field QC samples) were performed by Test America, located in Irvine, California. The aqueous samples were collectively analyzed for volatile organics by EPA Method 8260B, for semivolatile organic compounds by EPA Method 8270C, for dissolved metals by EPA Methods 6010B/7470A, for chloride and sulfate by EPA Method 300.0, for Total Dissolved Solids by EPA Method 160.1, and for pH by Standard Method SM4500-H,B. The parameters for the analyses are specified in Table 1.

The findings offered in this report are based on a comprehensive review of the Level II deliverables for samples **GW-22, GW-11, GW-10, GW-02, GW-01, WDI-GMWFR-01, WDI-GMWFB-01, WDI-GMWTB-01, and WDI-GMWFD-11** from Test America Report Number ISD0256.

Organic Data

The areas examined included Field QC data (blanks and duplicates), sample preservation, holding times, surrogate recoveries, laboratory batch QC data (blank, precision, and spike results), and any additional laboratory data qualifiers. The samples validated exhibited the following exceptions. Data usability is addressed subsequently.

Comments

1. In the volatile fraction, the laboratory performed the matrix spike/matrix spike duplicate analysis on a non-project sample. Consequently, the results of the matrix spike/matrix spike analysis were not evaluated. Accuracy was measured using laboratory control sample results.
2. Although Method 8260 requires that all compounds meet the calibration criteria of %RSD $\leq 15\%$, the laboratory calibration criteria (%RSD) was $< 30\%$ for the alcohol and ketone compounds due to their high water solubility. In accordance with the method, the average %RSD of all compounds in the calibration was $< 15\%$.
3. Chloroform was reported in the associated field rinsate blank (**WDI-GMWFR-01**; 4.1 $\mu\text{g/L}$) and field blank (**WDI-GMWFB-01**; 4.2 $\mu\text{g/L}$). Since chloroform was not detected in the associated field samples, qualification of the data was not warranted on this basis.
4. High recoveries for bromoform (132%) and cis-1,3-dichloropropene (133%) were reported in the associated LCS. Since these compounds were not detected in any of the associated samples, qualification of the data was not warranted on this basis.

5. In the semivolatile fraction, the laboratory did not perform a matrix spike/matrix spike duplicate analysis due to insufficient sample volume. Accuracy and precision was measured using laboratory control sample and laboratory control sample duplicate results.
6. The data for one field duplicate pair (**GW-11/WDI-GMWFD-11**) were reviewed. Acceptable precision and sample representativeness were demonstrated by all reported results in the field duplicate pair.

With regard to data usability, all organic data for these samples are acceptable without qualification.

Inorganic Data

The areas examined included Field QC data (blanks and duplicates), sample preservation, holding times, and laboratory batch QC data (blank, precision, and spike results). The samples validated exhibited the following exceptions. Data usability is addressed subsequently.

Comments

1. For the dissolved metals fraction, all samples were filtered in the field except the field rinsate, **WDI-GMWFR-01**, and the field blank, **WDI-GMWFB-01**.
2. For all dissolved metals except mercury, the laboratory performed the matrix spike/matrix spike duplicate analyses on sample **GW-22**. Due to high levels of calcium, magnesium, and sodium in the sample, the matrix spike/matrix spike duplicate results for these metals were not evaluated. All other dissolved metals displayed acceptable recoveries and relative percent differences.
3. For mercury, the laboratory performed the matrix spike/matrix spike duplicate analyses on non-project samples. Consequently, the results of the matrix spike/matrix spike analysis were not evaluated. Accuracy was measured using laboratory control sample results.
4. For chloride and sulfate, the laboratory performed the matrix spike/matrix spike duplicate analyses on sample **GW-22** and a non-project sample. The results of the matrix spike/matrix spike duplicate analyses performed on the non-project sample were not evaluated. In addition, due to high levels of sulfate in the sample, the matrix spike/matrix spike duplicate results for sulfate were also not evaluated. High recoveries for chloride (124%) were reported in the matrix spike/matrix spike duplicate analyses of sample **GW-22**. Consequently, all positive results (samples **GW-22**, **GW-11**, **GW-10**, **GW-02**, **GW-01**, and **WDI-GMWFD-11**) may be biased high. It should be noted that the laboratory indicated that the recoveries for chloride were below the acceptance limits.
5. For Total Dissolved Solids and pH, the laboratory performed the matrix duplicate analysis on a non-project sample. Consequently, the results of the matrix duplicate analysis were not evaluated.

6. The pH analyses for samples **GW-22, GW-11, GW-10, GW-02, GW-01, WDI-GMWFR-01, WDI-GMWFB-01, WDI-GMWTB-01, and WDI-GMWFD-11** were performed by the laboratory within 24 hours of sample receipt and 36 hours of sample collection.
7. The data for one field duplicate pair (**GW-11/WDI-GMWFD-11**) were reviewed. Acceptable precision and sample representativeness were demonstrated by all reported results in the field duplicate pair.

With regard to data usability, the data for chloride in samples **GW-22, GW-11, GW-10, GW-02, GW-01, and WDI-GMWFD-11** may be biased high (J) as demonstrated by a high average matrix spike/matrix spike duplicate recovery. All other data for these samples are acceptable without qualification.

2. Conclusions

Based on this QA review, the data for the samples reviewed (**GW-22, GW-11, GW-10, GW-02, GW-01, WDI-GMWFR-01, WDI-GMWFB-01, WDI-GMWTB-01, and WDI-GMWFD-11**) are acceptable with qualification. To confidently use any of the analytical data within this sample set, the data user should understand the qualifications and limitations of the results. The data validation support documentation, laboratory case narratives, and project chain-of-custody records are provided in Section C.

Report prepared and approved by:



William G. Kay
Director of Chemistry

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(530) 758-1903

Date: July 28, 2009

ORGANIC DATA QUALIFIER

- J Quantitation is approximate due to limitations identified during the quality assurance review (data validation).

APPENDIX F

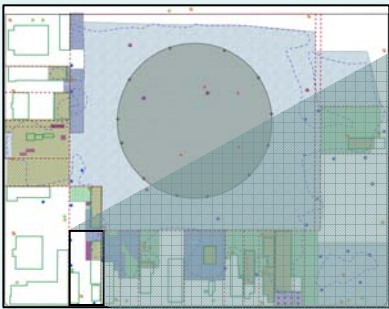
INSTITUTIONAL CONTROL CHECKLIST AND PARCEL INFORMATION



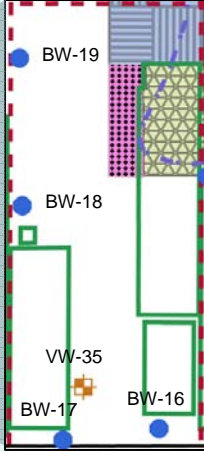
Aerial Key Plan



Parcel Detail



Cover/Monitoring Key Plan



Cover/Monitoring Parcel Detail

Legend

- RCRA Subtitle C-Equivalent Cap Area
- RCRA Subtitle D-Equivalent Cover Area
- Remove Existing Asphalt and Replace with Engineered Asphalt Cover
- 2" Asphalt Overlay Cover
- Remove Existing Concrete and Replace with Engineered Concrete Cover
- Engineered Concrete Cover with Sealed Cracks
- Seal Asphalt And Restripe
- Biovent Well
- Ground Water Well Retained for Monitoring
- Vapor Well Retained for Monitoring
- Leachate Collection Well
- Settlement Monument
- Clean Out
- Parcel Boundary
- Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel No.

Owner:

Tenants:

Area:

APN 8167-002-003

Raymond and Donnis Holbrook Trust

Metro Diesel Injection, DT Precision, D.K. Enterprises; Vacant Unit

0.83 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	N/A		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	N/A		
Remedy Integrity				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	Yes		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	Yes		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		
Liquid Recovery System				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Drainage				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	Yes		
Gas Controls				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	Yes		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	Yes		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A		
Monitoring Points				
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	Yes		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	Yes		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	N/A	N/A		
Do not open or place anything into monitoring wells.	All wells and vents locked	Yes		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes		
Regulations				
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

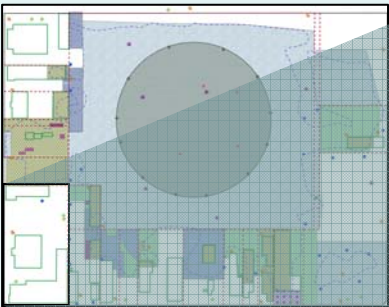
* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel



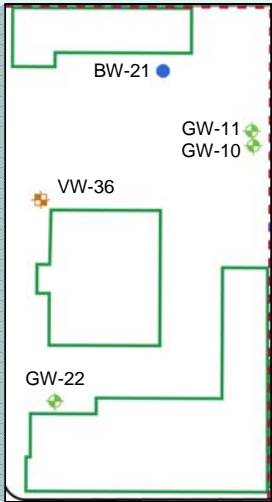
Aerial Key Plan



Parcel Detail



Cover/Monitoring Key Plan



Cover/Monitoring
Parcel Detail

Legend

- RCRA Subtitle C-Equivalent
Cap Area
- RCRA Subtitle D-Equivalent
Cover Area
- Remove Existing Asphalt and
Replace with Engineered
Asphalt Cover
- 2" Asphalt Overlay Cover
- Remove Existing Concrete
and Replace with Engineered
Concrete Cover
- Engineered Concrete Cover
with Sealed Cracks
- Seal Asphalt And Restripe
- Biovent Well
- Ground Water Well Retained
for Monitoring
- Vapor Well Retained
for Monitoring
- Leachate Collection Well
- Settlement Monument
- Clean Out
- Parcel Boundary
- Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel No.
Owner:
Tenants:
Area:

APN 8167-002-004
Dia-log Company
Air Liquide
2.64 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage:				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	N/A		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	N/A		
Remedy Integrity:				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	N/A		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	N/A		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	N/A		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	N/A		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	N/A		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation:				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		
Liquids Recovery System:				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		
Drainage:				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	N/A		

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Gas Controls:				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	N/A		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	N/A		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	Not applicable	N/A		
Monitoring Points:				
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	Yes		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	Yes		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	Not applicable	N/A		
Do not open or place anything into monitoring wells.	All wells and vents locked	Yes		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes		
Regulations:				
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

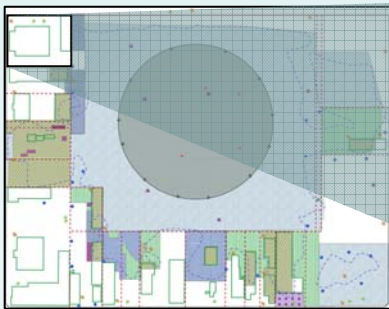
* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel



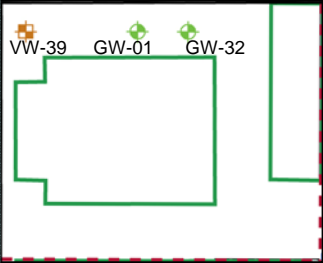
Aerial Key Plan



Parcel Detail



Cover/Monitoring Key Plan



Cover/Monitoring Parcel Detail

Legend

RCRA Subtitle C-Equivalent Cap Area

RCRA Subtitle D-Equivalent Cover Area

Remove Existing Asphalt and Replace with Engineered Asphalt Cover

2" Asphalt Overlay Cover

Remove Existing Concrete and Replace with Engineered Concrete Cover

Engineered Concrete Cover with Sealed Cracks

Seal Asphalt And Restripe

Biovent Well

Ground Water Well Retained for Monitoring

Vapor Well Retained for Monitoring

Leachate Collection Well

Settlement Monument

Clean Out

Parcel Boundary

Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel No.

APN 8167-002-007

Owner:

Eugene and Geraldine Welter Trust

Tenants:

Ink Print, The Polish Shop, Cardon Cutting Tools, Fontenont Construction, Green Mountain Studios, Conrad Enterprises, City Steel, Go Fast, A & L Sweep Systems; 9 Vacant Units

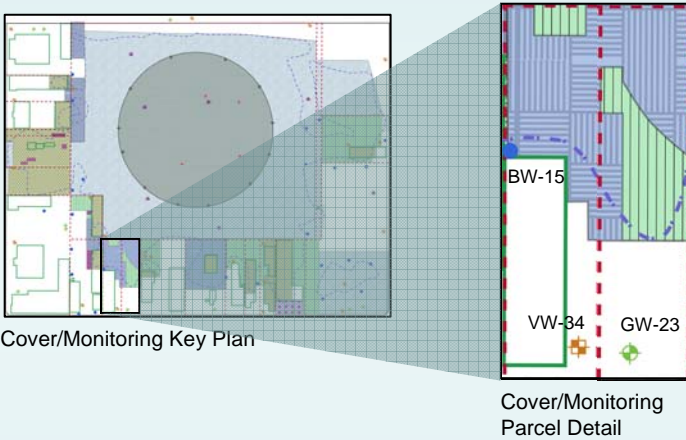
Area:

1.15 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage:				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	N/A		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	N/A		
Remedy Integrity:				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	N/A		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	N/A		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	N/A		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	N/A		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	N/A		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation:				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		
Liquids Recovery System:				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		
Drainage:				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	N/A		

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Gas Controls:				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	N/A		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	N/A		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A		
Monitoring Points:				
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	Yes		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	Yes		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	N/A	N/A		
Do not open or place anything into monitoring wells.	All wells and vents locked	Yes		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes		
Regulations:				
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel



Legend

- RCRA Subtitle C-Equivalent Cap Area
- RCRA Subtitle D-Equivalent Cover Area
- Remove Existing Asphalt and Replace with Engineered Asphalt Cover
- 2" Asphalt Overlay Cover
- Remove Existing Concrete and Replace with Engineered Concrete Cover
- Engineered Concrete Cover with Sealed Cracks
- Seal Asphalt And Restripe
- Biovent Well
- Ground Water Well Retained for Monitoring
- Vapor Well Retained for Monitoring
- Leachate Collection Well
- Settlement Monument
- Clean Out
- Parcel Boundary
- Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel Nos. APN 8167-002-011 and APN 8167-002-012

Owner: Albert C.K. and Betty Leung

Tenants: AAG Metal Industries

Area: 0.47 Ac. and 0.5 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage:				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	N/A		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	N/A		
Remedy Integrity:				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	Yes		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	Yes		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation:				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		
Liquids Recovery System:				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		
Drainage:				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	Yes		

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Gas Controls:				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	N/A		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	Yes		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A		
Monitoring Points:				
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	Yes		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	Yes		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	N/A	N/A		
Do not open or place anything into monitoring wells.	All wells and vents locked	Yes		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes		
Regulations:				
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

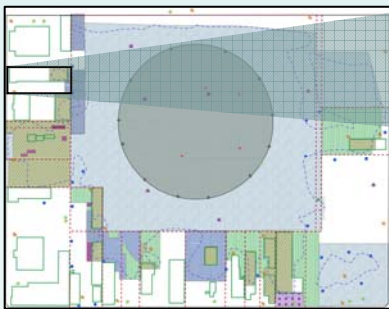
* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel



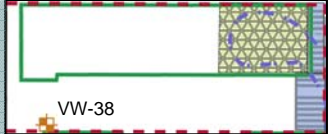
Aerial Key Plan



Parcel Detail



Cover/Monitoring Key Plan



Cover/Monitoring Parcel Detail

Legend

RCRA Subtitle C-Equivalent Cap Area

RCRA Subtitle D-Equivalent Cover Area

Remove Existing Asphalt and Replace with Engineered Asphalt Cover

2" Asphalt Overlay Cover

Remove Existing Concrete and Replace with Engineered Concrete Cover

Engineered Concrete Cover with Sealed Cracks

Seal Asphalt And Restripe

Biovent Well

Ground Water Well Retained for Monitoring

Vapor Well Retained for Monitoring

Leachate Collection Well

Settlement Monument

Clean Out

Parcel Boundary

Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel No. APN 8167-002-021

Owner: Lucille F. Ferris Living Trust

Tenants: Chillers Services

Area: 0.57 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage:				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	N/A		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	N/A		
Remedy Integrity:				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	Yes		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	Yes		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation:				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		
Liquids Recovery System:				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		
Drainage:				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	Yes		

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Gas Controls:				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	Yes		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	Yes		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A		
Monitoring Points:				
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	Yes		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	Yes		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	N/A	N/A		
Do not open or place anything into monitoring wells.	All wells and vents locked	Yes		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes		
Regulations:				
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

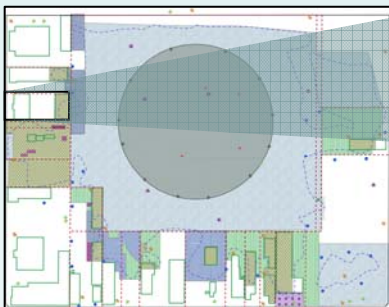
* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel



Aerial Key Plan



Parcel Detail



Cover/Monitoring Key Plan



Cover/Monitoring Parcel Detail

Legend

- RCRA Subtitle C-Equivalent Cap Area
- RCRA Subtitle D-Equivalent Cover Area
- Remove Existing Asphalt and Replace with Engineered Asphalt Cover
- 2" Asphalt Overlay Cover
- Remove Existing Concrete and Replace with Engineered Concrete Cover
- Engineered Concrete Cover with Sealed Cracks
- Seal Asphalt And Restripe
- Biovent Well
- Ground Water Well Retained for Monitoring
- Vapor Well Retained for Monitoring
- Leachate Collection Well
- Settlement Monument
- Clean Out
- Parcel Boundary
- Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel No. APN 8167-002-022

Owner: John I. Maple Family Partnership

Tenants: Gold Coast Refractory

Area: 0.62 Ac.

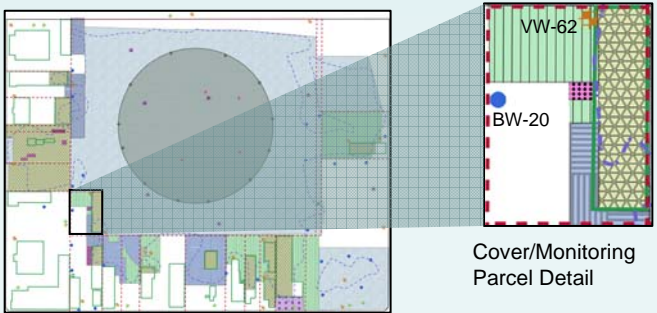
Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage:				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	N/A		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	N/A		
Remedy Integrity:				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	N/A		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	Yes		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation:				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		
Liquids Recovery System:				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		
Drainage:				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	N/A		

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Gas Controls:				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	N/A		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	N/A		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A		
Monitoring Points:				
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	N/A		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	N/A		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	N/A	N/A		
Do not open or place anything into monitoring wells.	All wells and vents locked	N/A		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes		
Regulations:				
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel



Aerial Key Plan



Cover/Monitoring Key Plan

Legend

- RCRA Subtitle C-Equivalent Cap Area
- RCRA Subtitle D-Equivalent Cover Area
- Remove Existing Asphalt and Replace with Engineered Asphalt Cover
- 2" Asphalt Overlay Cover
- Remove Existing Concrete and Replace with Engineered Concrete Cover
- Engineered Concrete Cover with Sealed Cracks
- Seal Asphalt And Restripe
- Biovent Well
- Ground Water Well Retained for Monitoring
- Vapor Well Retained for Monitoring
- Leachate Collection Well
- Settlement Monument
- Clean Out
- Parcel Boundary
- Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel No.

Owner:

Tenants:

Area:

APN 8167-002-024

Raymond and Donnis Holbrook Trust

Buffalo Bullet, C & E Metal Products, Inc.

0.49 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage:				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	N/A		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	N/A		
Remedy Integrity:				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	Yes		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	Yes		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation:				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		
Liquids Recovery System:				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		
Drainage:				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	Yes		

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Gas Controls:				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	Yes		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	Yes		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A		
Monitoring Points:				
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	Yes		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	Yes		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	N/A	N/A		
Do not open or place anything into monitoring wells.	All wells and vents locked	Yes		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes		
Regulations:				
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

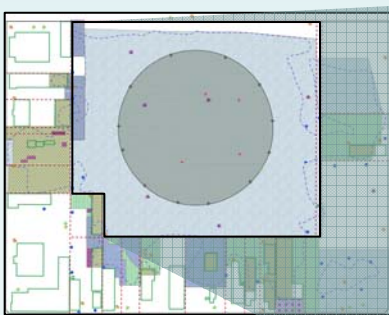
* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel



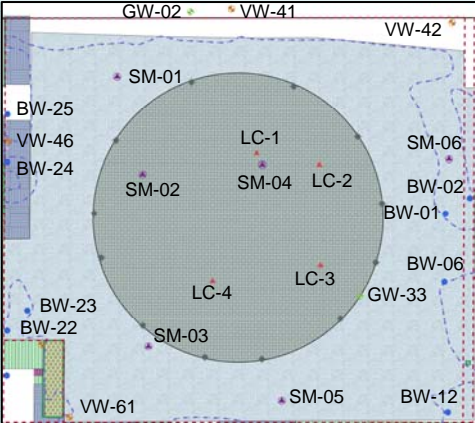
Aerial Key Plan



Parcel Detail



Cover/Monitoring Key Plan



Cover/Monitoring
Parcel Detail

Legend

- RCRA Subtitle C-Equivalent Cap Area
- RCRA Subtitle D-Equivalent Cover Area
- Remove Existing Asphalt and Replace with Engineered Asphalt Cover
- 2" Asphalt Overlay Cover
- Remove Existing Concrete and Replace with Engineered Concrete Cover
- Engineered Concrete Cover with Sealed Cracks
- Seal Asphalt And Restripe
- Biovent Well
- Ground Water Well Retained for Monitoring
- Vapor Well Retained for Monitoring
- Leachate Collection Well
- Settlement Monument
- Clean Out
- Parcel Boundary
- Limits of Waste

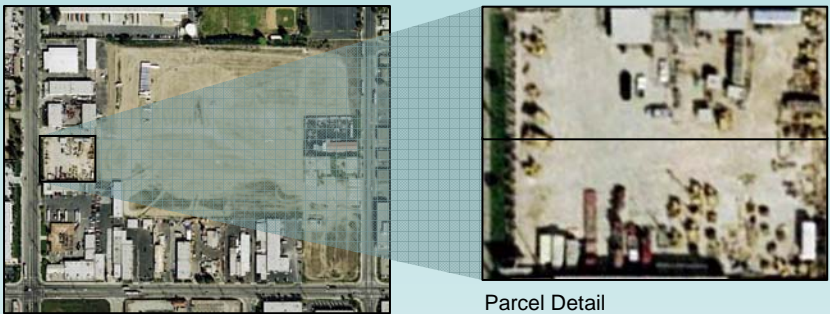
Institutional Control Checklist and Parcel Information

Parcel Nos. APN 8167-002-025 and APN 8167-002-026
Owner: Marvin W. Pitts and Cecelia Pitts (Pitts Family Trust); Adeline R. Bennet, M.D. Living Trust
Tenants: Marvin W. Pitts (Reservoir Area)
Area: 0.44 Ac. and 17.65 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)		Description of Violation	Remedial Action
Signage:					
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	25	26		
		N/A	Yes		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	N/A	Yes		
Remedy Integrity:					
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	Yes	Yes		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	N/A	Yes		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes	Yes		
Vegetation:					
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes	Yes		
Liquids Recovery System:					
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A	Yes		

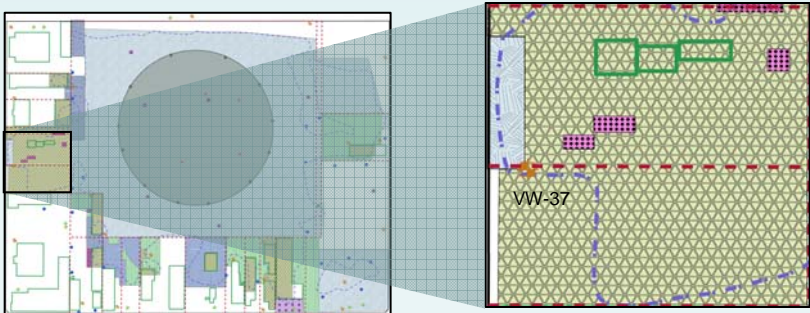
Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)		Description of Violation	Remedial Action
Drainage:					
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	Yes	Yes		
Gas Controls:					
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	N/A	N/A		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	N/A	N/A		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A	N/A		
Monitoring Points:					
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	Yes	Yes		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	Yes	Yes		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	N/A	N/A	Yes		
Do not open or place anything into monitoring wells.	All wells and vents locked	Yes	Yes		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes	Yes		
Regulations:					
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes	Yes		

* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel



Aerial Key Plan

Parcel Detail



Cover/Monitoring Key Plan

Cover/Monitoring Parcel Detail

Legend

- RCRA Subtitle C-Equivalent Cap Area
- RCRA Subtitle D-Equivalent Cover Area
- Remove Existing Asphalt and Replace with Engineered Asphalt Cover
- 2 inch Asphalt Overlay Cover
- Remove Existing Concrete and Replace with Engineered Concrete Cover
- Engineered Concrete Cover with Sealed Cracks
- Seal Asphalt And Restripe
- Biovent Well
- Ground Water Well Retained for Monitoring
- Vapor Well Retained for Monitoring
- Leachate Collection Well
- Settlement Monument
- Clean Out
- Parcel Boundary
- Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel Nos. APN 8167-002-028 and APN 8167-002-029

Owner: Thomas J. Mersits and Irene L. Mersits Trust

Tenants: Mersits Equipment

Area: 0.62 Ac. and 0.72 Ac.

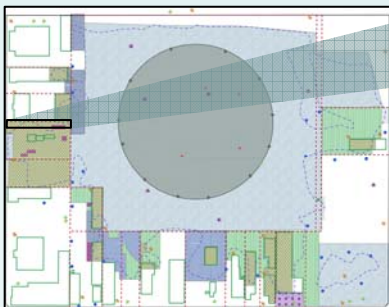
Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)		Description of Violation	Remedial Action
Signage:					
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	28	29		
		N/A	N/A		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	N/A	N/A		
Remedy Integrity:					
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	Yes	Yes		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	Yes	Yes		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes	Yes		
Vegetation:					
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes	Yes		
Liquids Recovery System:					
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A	N/A		

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)		Description of Violation	Remedial Action
Drainage:					
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	N/A	N/A		
Gas Controls:					
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	Yes	Yes		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	Yes	Yes		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A	N/A		
Monitoring Points:					
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	Yes	Yes		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	Yes	Yes		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	N/A	N/A	N/A		
Do not open or place anything into monitoring wells.	All wells and vents locked	Yes	Yes		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes	Yes		
Regulations:					
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes	Yes		

* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel



Aerial Key Plan



Cover/Monitoring Key Plan

Legend

- RCRA Subtitle C-Equivalent Cap Area
- RCRA Subtitle D-Equivalent Cover Area
- Remove Existing Asphalt and Replace with Engineered Asphalt Cover
- 2" Asphalt Overlay Cover
- Remove Existing Concrete and Replace with Engineered Concrete Cover
- Engineered Concrete Cover with Sealed Cracks
- Seal Asphalt And Restripe
- Biovent Well
- Ground Water Well Retained for Monitoring
- Vapor Well Retained for Monitoring
- Leachate Collection Well
- Settlement Monument
- Clean Out
- Parcel Boundary
- Limits of Waste

Institutional Control Checklist and Parcel Information

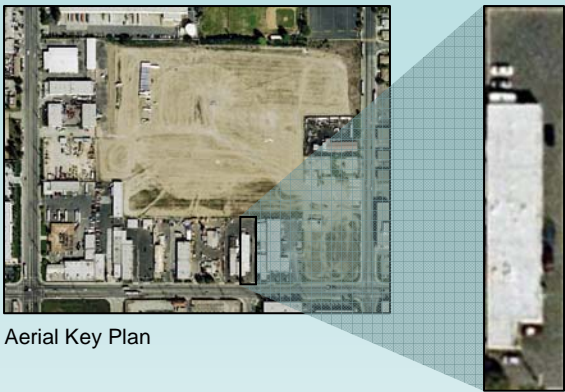
Parcel Nos.
Owner:
Tenants:
Area:

APN 8167-002-030
Marvin W. Pitts and Cecelia Pitts (Pitts Family Trust); Adeline R. Bennet, M.D. Living Trust
Marvin W. Pitts (Driveway)
0.14 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage:				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	Yes		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	N/A		
Remedy Integrity:				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	Yes		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	Yes		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation:				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		
Liquids Recovery System:				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		
Drainage:				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	Yes		

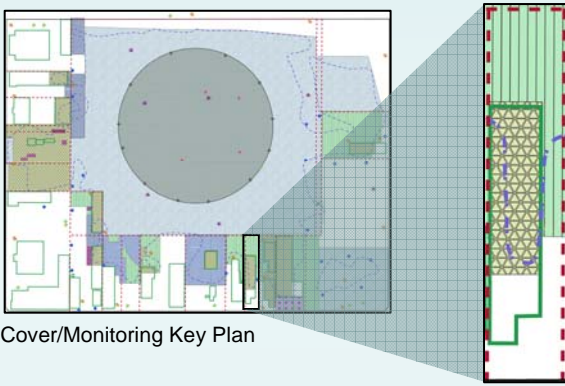
Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Gas Controls:				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	N/A		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	N/A		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A		
Monitoring Points:				
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	N/A		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	N/A		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	N/A	N/A		
Do not open or place anything into monitoring wells.	All wells and vents locked	N/A		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes		
Regulations:				
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel



Aerial Key Plan

Parcel Detail



Cover/Monitoring Key Plan

Cover/Monitoring Parcel Detail

Legend

RCRA Subtitle C-Equivalent Cap Area

RCRA Subtitle D-Equivalent Cover Area

Remove Existing Asphalt and Replace with Engineered Asphalt Cover

2" Asphalt Overlay Cover

Remove Existing Concrete and Replace with Engineered Concrete Cover

Engineered Concrete Cover with Sealed Cracks

Seal Asphalt And Restripe

Biovent Well

Ground Water Well Retained for Monitoring

Vapor Well Retained for Monitoring

Leachate Collection Well

Settlement Monument

Clean Out

Parcel Boundary

Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel No.

Owner:

Tenants:

Area:

APN 8167-002-032

David Joseph Neptune Family Trust

California Reamers

0.39 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage:				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	N/A		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	N/A		
Remedy Integrity:				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	Yes		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	Yes		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation:				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		
Liquids Recovery System:				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		
Drainage:				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	Yes		

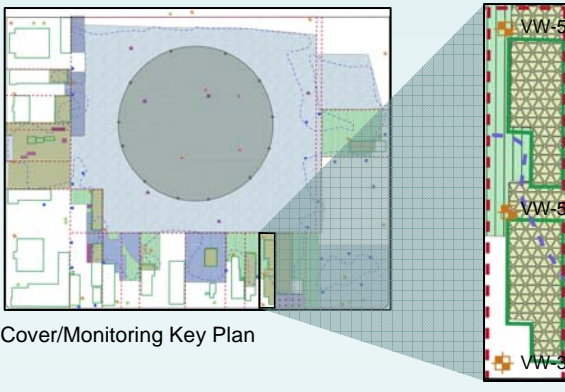
Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Gas Controls:				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	Yes		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	Yes		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A		
Monitoring Points:				
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	N/A		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	N/A		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	N/A	N/A		
Do not open or place anything into monitoring wells.	All wells and vents locked	N/A		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes		
Regulations:				
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel



Aerial Key Plan

Parcel Detail



Cover/Monitoring Key Plan

Cover/Monitoring Parcel Detail

Legend

- RCRA Subtitle C-Equivalent Cap Area
- RCRA Subtitle D-Equivalent Cover Area
- Remove Existing Asphalt and Replace with Engineered Asphalt Cover
- 2" Asphalt Overlay Cover
- Remove Existing Concrete and Replace with Engineered Concrete Cover
- Engineered Concrete Cover with Sealed Cracks
- Seal Asphalt And Restripe
- Biovent Well
- Ground Water Well Retained for Monitoring
- Vapor Well Retained for Monitoring
- Leachate Collection Well
- Settlement Monument
- Clean Out
- Parcel Boundary
- Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel No.

APN 8167-002-037

Owner:

Lula Graziano, Trustee of Trust "A" of the Graziano Trust as restated March 4, 1992; Lula Graziano, Trustee of Trust "B" of the Graziano Trust as restated March 4, 1992; Jovita I. Ortega

Tenants:

Richard Stannard

Area:

0.39 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage:				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	N/A		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	N/A		
Remedy Integrity:				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	Yes		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	Yes		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation:				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		
Liquids Recovery System:				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		
Drainage:				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	Yes		

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Gas Controls:				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	Yes		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	Yes		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A		
Monitoring Points:				
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	N/A		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	N/A		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	N/A	N/A		
Do not open or place anything into monitoring wells.	All wells and vents locked	N/A		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes		
Regulations:				
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

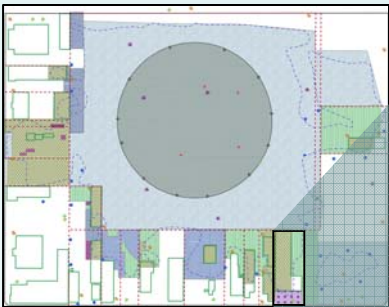
* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel



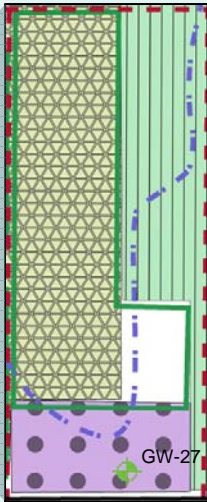
Aerial Key Plan



Parcel Detail



Cover/Monitoring Key Plan



Cover/Monitoring Parcel Detail

Legend

- RCRA Subtitle C-Equivalent Cap Area
- RCRA Subtitle D-Equivalent Cover Area
- Remove Existing Asphalt and Replace with Engineered Asphalt Cover
- 2" Asphalt Overlay Cover
- Remove Existing Concrete and Replace with Engineered Concrete Cover
- Engineered Concrete Cover with Sealed Cracks
- Seal Asphalt And Restripe
- Biovent Well
- Ground Water Well Retained for Monitoring
- Vapor Well Retained for Monitoring
- Leachate Collection Well
- Settlement Monument
- Clean Out
- Parcel Boundary
- Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel No.

APN 8167-002-041

Owner:

Eugene and Geraldine Welter Trust

Tenants:

Four C's Transmission, Seal Method, Inc., 25 Stage Enterprises, Seal Method, Inc., Storage, Leo's Lawnmower, Hernandez Auto, H & H Contractors

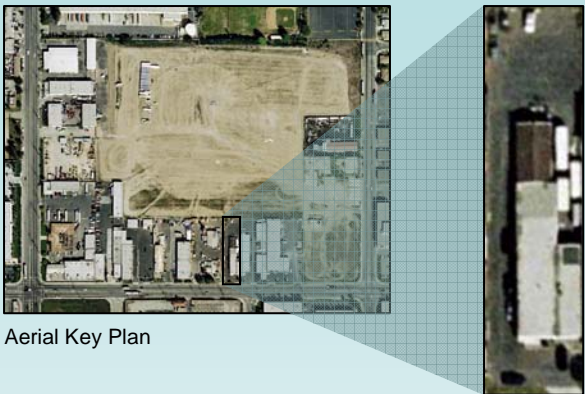
Area:

0.78 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage:				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	Yes		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	Yes		
Remedy Integrity:				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	Yes		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	Yes		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation:				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		
Liquids Recovery System:				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		
Drainage:				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	Yes		

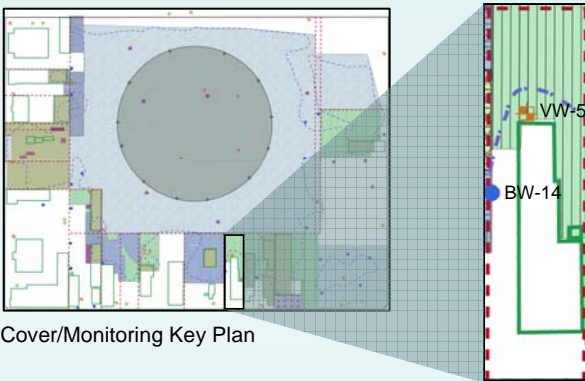
Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Gas Controls:				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	Yes		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	Yes		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A		
Monitoring Points:				
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	Yes		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	Yes		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	N/A	N/A		
Do not open or place anything into monitoring wells.	All wells and vents locked	Yes		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes		
Regulations:				
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel



Aerial Key Plan

Parcel Detail



Cover/Monitoring Key Plan

Cover/Monitoring Parcel Detail

Legend

- RCRA Subtitle C-Equivalent Cap Area
- RCRA Subtitle D-Equivalent Cover Area
- Remove Existing Asphalt and Replace with Engineered Asphalt Cover
- 2" Asphalt Overlay Cover
- Remove Existing Concrete and Replace with Engineered Concrete Cover
- Engineered Concrete Cover with Sealed Cracks
- Seal Asphalt And Restripe
- Biovent Well
- Ground Water Well Retained for Monitoring
- Vapor Well Retained for Monitoring
- Leachate Collection Well
- Settlement Monument
- Clean Out
- Parcel Boundary
- Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel No.
Owner:
Tenants:
Area:

APN 8167-002-042
Danny R. Peoples and Dena Peoples
Airbrake Associates
0.50 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage:				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	N/A		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	N/A		
Remedy Integrity:				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	Yes		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	Yes		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation:				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		
Liquids Recovery System:				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		
Drainage:				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	Yes		

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Gas Controls:				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	Yes		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	Yes		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A		
Monitoring Points:				
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	Yes		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	Yes		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	N/A	N/A		
Do not open or place anything into monitoring wells.	All wells and vents locked	Yes		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes		
Regulations:				
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

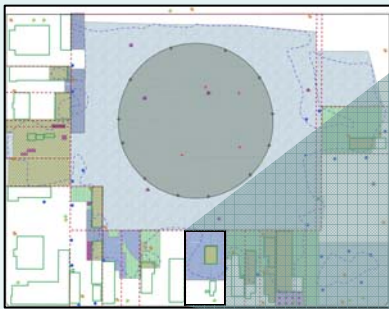
* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel



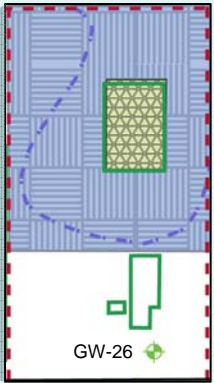
Aerial Key Plan



Parcel Detail



Cover/Monitoring Key Plan



Cover/Monitoring Parcel Detail

Legend

RCRA Subtitle C-Equivalent Cap Area

RCRA Subtitle D-Equivalent Cover Area

Remove Existing Asphalt and Replace with Engineered Asphalt Cover

2" Asphalt Overlay Cover

Remove Existing Concrete and Replace with Engineered Concrete Cover

Engineered Concrete Cover with Sealed Cracks

Seal Asphalt And Restripe

Biovent Well

Ground Water Well Retained for Monitoring

Vapor Well Retained for Monitoring

Leachate Collection Well

Settlement Monument

Clean Out

Parcel Boundary

Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel No.

APN 8167-002-043

Owner:

Eddie Earl Timmons

Tenants:

Timmon's Wood Products –PARCEL CURRENTLY UP FOR LEASE AS OF 01/10/08

Area:

1.02 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage:				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	N/A		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	N/A		
Remedy Integrity:				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	Yes		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	Yes		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation:				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		
Liquids Recovery System:				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		
Drainage:				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	Yes		

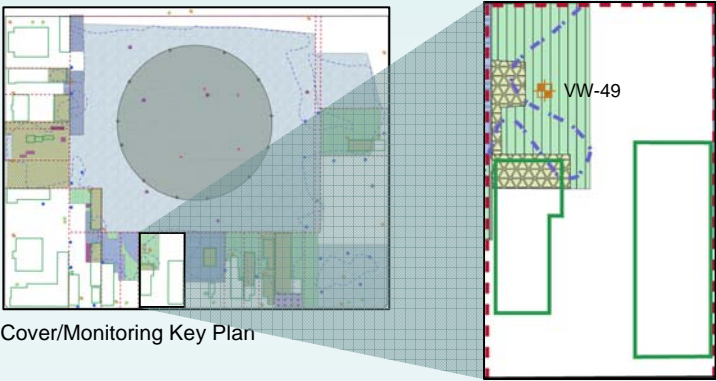
Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Gas Controls:				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	Yes		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	Yes		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A		
Monitoring Points:				
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	Yes		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	Yes		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	N/A	N/A		
Do not open or place anything into monitoring wells.	All wells and vents locked	Yes		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes		
Regulations:				
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel



Aerial Key Plan

Parcel Detail



Cover/Monitoring Key Plan

Cover/Monitoring Parcel Detail

Legend

- RCRA Subtitle C-Equivalent Cap Area
- RCRA Subtitle D-Equivalent Cover Area
- Remove Existing Asphalt and Replace with Engineered Asphalt Cover
- 2" Asphalt Overlay Cover
- Remove Existing Concrete and Replace with Engineered Concrete Cover
- Engineered Concrete Cover with Sealed Cracks
- Seal Asphalt And Restripe
- Biovent Well
- Ground Water Well Retained for Monitoring
- Vapor Well Retained for Monitoring
- Leachate Collection Well
- Settlement Monument
- Clean Out
- Parcel Boundary
- Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel No. APN 8167-002-044

Owner: Sisneros Family Trust

Tenants: Sisneros Office Furniture

Area: 1.17 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage:				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	Yes		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	N/A		
Remedy Integrity:				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	Yes		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	Yes		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation:				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		
Liquids Recovery System:				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		
Drainage:				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	Yes		

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Gas Controls:				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	Yes		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	Yes		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A		
Monitoring Points:				
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	Yes		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	Yes		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	N/A	N/A		
Do not open or place anything into monitoring wells.	All wells and vents locked	Yes		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes		
Regulations:				
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

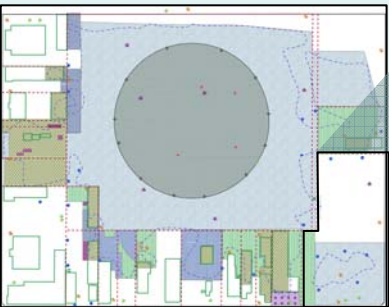
* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel



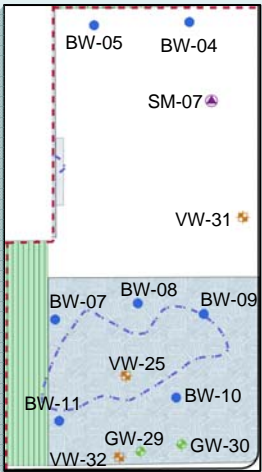
Aerial Key Plan



Parcel Detail



Cover/Monitoring Key Plan



Cover/Monitoring
Parcel Detail

Legend

- RCRA Subtitle C-Equivalent Cap Area
- RCRA Subtitle D-Equivalent Cover Area
- Remove Existing Asphalt and Replace with Engineered Asphalt Cover
- 2" Asphalt Overlay Cover
- Remove Existing Concrete and Replace with Engineered Concrete Cover
- Engineered Concrete Cover with Sealed Cracks
- Seal Asphalt And Restripe
- Biovent Well
- Ground Water Well Retained for Monitoring
- Vapor Well Retained for Monitoring
- Leachate Collection Well
- Settlement Monument
- Clean Out
- Parcel Boundary
- Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel No. APN 8167-002-049
Owner: Greve Financial Services, Inc.
Tenants: Vacant Lot
Area: 3.87 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage:				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	N/A		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	Yes		
Remedy Integrity:				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	Yes		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	Yes		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation:				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		
Liquids Recovery System:				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		
Drainage:				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	N/A		

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Gas Controls:				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	N/A		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	N/A		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A		
Monitoring Points:				
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	Yes		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	Yes		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	N/A	Yes		
Do not open or place anything into monitoring wells.	All wells and vents locked	Yes		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes		
Regulations:				
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

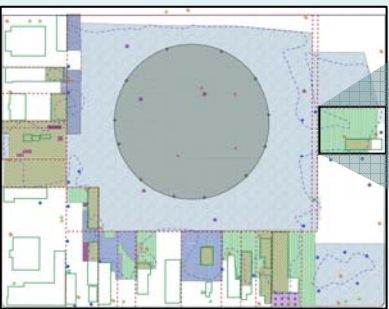
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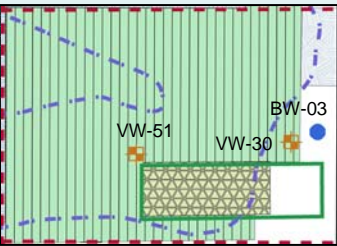
Aerial Key Plan



Parcel Detail



Cover/Monitoring Key Plan



Cover/Monitoring Parcel Detail

Legend

- RCRA Subtitle C-Equivalent Cap Area
- RCRA Subtitle D-Equivalent Cover Area
- Remove Existing Asphalt and Replace with Engineered Asphalt Cover
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- Seal Asphalt And Restripe
- Biovent Well
- Ground Water Well Retained for Monitoring
- Vapor Well Retained for Monitoring
- Leachate Collection Well
- Settlement Monument
- Clean Out
- Parcel Boundary
- Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel No. APN 8167-002-050
Owner: Brothers Machine & Tool, Inc.
Tenants: Brothers Machine & Tool
Area: 1.09 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	N/A		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	N/A		
Remedy Integrity				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	Yes		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	Yes		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Liquids Recovery System:				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		
Drainage				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	Yes		
Gas Controls				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	Yes		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	Yes		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	Not applicable	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	Not applicable	N/A		
Monitoring Points				
Monitoring points (e.g., ground water monitoring wells, soil gas probes, reservoir leachate collection wells, soil gas vents, survey monuments) should not be blocked or otherwise obstructed.	Clear access to all wells and vents	Yes		
*Clearly label and maintain stenciling for wells, biovent wells, and piezometers using appropriate large font stenciling.	Access allowed	Yes		
*Clearly label and maintain stenciling for settlement monuments using appropriate large font stenciling.	Not applicable	N/A		
Do not open or place anything into monitoring wells.	All wells and vents locked	Yes		
Ground water supply or monitoring wells should not be constructed.	No new wells	Yes		
Regulations				
Allow property access, including access to existing and new buildings or structures, for inspections and monitoring for compliance with easements; monitoring; and installation, maintenance and operation of remedial measures, including signs and access controls.	Access allowed	Yes		
Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

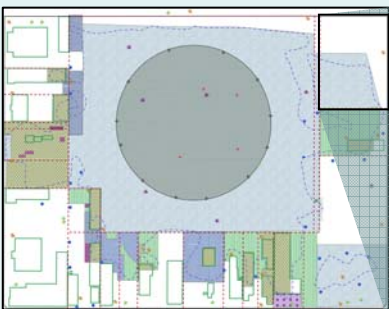
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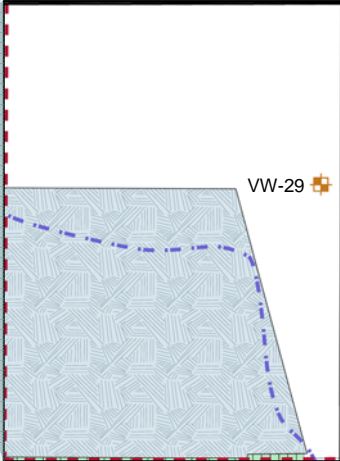
Aerial Key Plan



Parcel Detail



Cover/Monitoring Key Plan



Cover/Monitoring
Parcel Detail

Legend

RCRA Subtitle C-Equivalent
Cap Area

RCRA Subtitle D-Equivalent
Cover Area

Remove Existing Asphalt and
Replace with Engineered
Asphalt Cover

2" Asphalt Overlay Cover

Remove Existing Concrete
and Replace with Engineered
Concrete Cover

Engineered Concrete Cover
with Sealed Cracks

Seal Asphalt And Restripe

Biovent Well

Ground Water Well Retained
for Monitoring

Vapor Well Retained
for Monitoring

Leachate Collection Well

Settlement Monument

Clean Out

Parcel Boundary

Limits of Waste

Institutional Control Checklist and Parcel Information

Parcel No.

APN 8167-002-051

Owner:

Marvin W. Pitts and Cecelia Pitts (Pitts Family Trust); Adeline R. Bennet, M.D. Living Trust

Tenants:

Vacant Lot

Area:

2.15 Ac.

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Signage:				
Allow placement of warning signs or other posted site information and, once posted, do not remove or interfere with.	Maintain sign on back fence	N/A		
* Inspect EPA-approved signs and remove graffiti.	Maintain signs on perimeter of property	Yes		
Remedy Integrity:				
Allow placement of site access controls, e.g., gates or fencing, and do not damage or circumvent the remedy components.	Maintain back fence integrity	Yes		
Uses of the property, including new development, must not interfere with or affect the integrity of the cap and other remedy components.	Maintain paving	Yes		
*Construction that impacts the remedial capping or other remedy components shall require EPA approval.	- If waste is discovered, it shall be remediated and structures must be designed to protect occupants.	Yes		
No interferences with or alterations to the grading, vegetation and surface water & drainage should be made.	- Maintain parcel drainage - Maintenance of vegetation (i.e. cutting/trimming of grass, weeds, or other ground cover)	Yes		
Portions of the property underlain by buried wastes should not be re-graded.	Maintain soil cap	Yes		
Areas of asphalt or concrete pavement should not be removed or improved without the concurrence of the site custodian.	Maintain paving	N/A		
No penetrations (e.g., utility trench excavations, excavations for fence posts, excavations for planting trees or large bushes, foundation excavations, foundation piles, etc.) or interferences with the cap or any other areas with remedial controls should be made.	No subsurface work	Yes		
*Waste materials shall not be excavated without EPA approval.	No excavation	Yes		
*Construction shall not occur without EPA approval.	No construction	Yes		
Vegetation:				
Deep-rooting plants (i.e., plants whose root systems will penetrate more than about 2 feet deep) should not be planted.	No new plantings	Yes		
*In areas underlain by waste, obtain EPA approval for changes to irrigation and controls.	No irrigation changes without approval	Yes		
*Pesticides or herbicides shall not be applied on capped areas of the site or areas around monitoring locations without EPA approval.	No pesticides without approval	Yes		
Liquids Recovery System:				
*Liquids recovery, treatment and storage system components shall not be turned off or interfered with.	Maintain systems	N/A		
Drainage:				
Drainage channels or pipes should not be blocked, rerouted or otherwise interfered with.	Maintain parcel drainage	N/A		

Site Control	Parcel Specific Requirements	In Compliance? (Yes/No)	Description of Violation	Remedial Action
Gas Controls:				
Maintain integrity of existing and future foundations in areas underlain by waste and in soil gas noncompliance areas; report or repair cracks or damage.	Maintain foundation footings	N/A		
For buildings located over buried wastes, or in soil gas noncompliance areas no new openings should be made in building floor slabs.	Maintain slab integrity	N/A		
Indoor gas controls should not be circumvented.	Maintain gas vent system	N/A		
Indoor gas sensors or alarms should not be turned off or interfered with.	N/A	N/A		
Soil gas control systems/alarms should not be turned off or interfered with.	N/A	N/A		
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Regulations:				
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Comply with Waste Discharge regulations and DTSC hazardous waste disposal requirements.		Yes		

* denotes new items that were added for ICMEWP Revision 1, November 28, 2005
N/A - Not Applicable to this Parcel